



Common Council Meeting Minutes
Tuesday, October 19, 2021, at 6:30 p.m.
Chilton City Hall – Council Chambers – Lower Level
42 School St., Chilton, WI 53014

Pursuant to Section 19.84(2) and (3) of the Wisconsin State Statutes, notice is hereby given to the public, to the Tri-County News, the official newspaper of Chilton, and to those news media who have filed a written request for this notice that a meeting of the above-referenced was held at the date, time and location listed above.

This meeting was conducted both in the Council Chambers at City Hall and via remote conferencing due to a State of Emergency and federal, state, and local guidance on gatherings. Members of the public may join meeting through a Zoom link or call +1 312 626 6799 US (Chicago), Meeting ID: 970 4854 9352, Password: 434719.

Notice is hereby given that a majority of the Common Council of the City of Chilton, or a standing committee of that body were present at this meeting to gather information about the subject matter which they have decision making responsibility.

The above governmental body met to discuss and possibly act on the following agenda items as set forth below:

The regular meeting of the Chilton Common Council held at the Chilton City Hall was called to order at 6:30 p.m. by Mayor Tom Reinl.

ROLL CALL:

Council members Andrew Deehr, Ron Gruett, Peggy Loose, Joe Schoenborn, Jon Kragh, Jeff Moehn, and Robbie Seipel were present at roll call. Kathy Schmitzer was absent and excused. Other city officials present were Mayor Tom Reinl, City Administrator David DeTroye, DPW Chris Marx, and Attorney Derek McDermott. Also, in attendance Rick Jaeckels, Betty Schilling, Josh Hennen, and Chuck Meyer.

Those in attendance recited the Pledge of Allegiance.

AGENDA: Motion by Deehr, seconded by Gruett and carried by unanimous voice vote to approve the Common Council Agenda for October 19, 2021, as presented.

REPORT OF OFFICERS:

MAYOR - Thomas Reinl –

- Health Insurance rates have been returned to the city with a 9.9 % increase. The budget proposal utilized 10%, so it is close to being balanced and ready for review on November 2, 2021.
- ATV UTV will be discussed again on November 2, during the Public Safety Committee Meeting.
- Administration is working on a potential 1-million-dollar grant utilizing AARP funds for the proposed 2023 Rock the Block Program with Habitat for Humanity. If it comes to fruition, it will be presented to council for consideration.

CITY ADMINISTRATOR - David DeTroye –

- GFL started re-canning the city today with the help of the public works employees. All old cans (garbage & recycling) should be continued to be put out until they are collected by either GFL or members of the public works crew.
- DNR Tree Grant – 2022 – City is not eligible for a “start-up” grant in 2022. The DNR only allow two start-up grants for projects. The city was a recipient in 2010 as well as 2021. Would be eligible for a “regular” grant in 2023 for re-forestation, training, and tree cataloging prior to a management plan. \$5000 remains in the budget proposal, and an ATC grant application is still being considered for work in 2022.

- Budget process is complete with only minor additions and changes needed. Initial health renewal was returned with a verbal 9.9% increase over last year. November 2, 2021, the budget and wage and benefit report will be presented to council. Public Hearing for the budget is scheduled for November 16.
- City is completing paperwork this week and closing on the 6 lots that SC-Swidorski is purchasing for R-1 development in Dairyland estates.
- Administration is working with Department Heads on the final read or review of the municipal code prior to final publication. Expected to be finalized and ready for council approval prior to the end of the year.

DIRECTOR OF PUBLIC WORKS – Chris Marx –

- Maintenance of the State Street Dam was completed on 10/8 as per recommendations from bi-annual inspection by McMahon.
- Curbside container replacement for garbage and recycling collection is currently underway. Operations to continue until switchover is complete.
- Yearly fire hydrant flushing, and winterization is complete for the season.
- Parks will begin process of fall shutdown over the next couple of weeks.
- Fall leaf collection began on October 18. Collection will continue as needed until Thanksgiving.
- Court Street pavement overlay has been completed, as well as pavement overlay on the frontage street in front of Chilton Auto and Papa Don's Pizza. Traffic Control (barricades and cones) will be removed soon as Court Street is now fully open to traffic.

Minutes: Motion by Gruett, seconded by Moehn, and carried by unanimous voice vote to approve the minutes of the council meeting held on October 5, 2021.

Operator Licenses: Motion by Deehr, seconded by Seipel and carried by unanimous voice vote to approve the operator's licenses for Christine Propson and Cole Wiesner.

September Financial Statement: Motion by Gruett, seconded by Loose and carried by unanimous voice vote to approve the September financial statements as presented.

Payment of Bills: Motion by Deehr, seconded by Seipel to pay all bills.

Roll Call Vote: Deehr, Gruett, Moehn, Schoenborn, Loose, Kragh, and Seipel all cast Aye votes. 7 – 0 motion carried.

Audience Participation: None

New Business: Phil Cossons – Senior Municipal Advisor with Ehlers and Associates was in attendance to discuss the bond issue procedure and timeline associated with the council. Cossons started with a thorough description of the formation and economics of TID (tax Incremental District) 6, the status of the district, future planning, and the procedure for closing. Cossons elaborated on how the projected TID projects add to the increment and allow the city to pay debts associated with projects and fund future projects as they become available. Cossons went on to describe the process of the new debt issuance for the city and the timeline associated. A pre-sale report for the bond issuance was provided to council. The bond is being sold with a useful life of 17 years, as that is what is forecasted to be the length of time TID 6 remains open. The city of Chilton is an A-1 rated city. The bond sale will be competitive, and Cossons expects the interest rate to be below the 3% figure that was utilized for forecasting. Cossons went on to describe each of the resolutions necessary for the bond issuance. They are as follows:

1. Approve/Deny - Initial Resolution Authorizing \$3,565,000 General Obligation Bonds for Community Development Projects in Tax Incremental Districts. This is an initial resolution that gives authority to the city to use bond proceeds to fund TID projects. Motion by Gruett, seconded by Deehr to approve the Initial Resolution authorizing \$3,565,000 General Obligation Bonds for Community Development Projects in Tax Incremental Districts. Roll Call Vote: Deehr, Gruett, Moehn, Schoenborn, Loose, Kragh, and Seipel all cast Aye votes. 7 – 0 motion carried.

2. Approve/Deny - Resolution # 1868 - Directing Publication of Notice to Electors Relating to Bond Issue. A resolution that directs the city clerk to publish a notice of the intent of the city to borrow funds. Motion by Gruett, seconded by Deehr to approve Resolution # 1868 directing publication to electors relating to the bond issue for TID 6. Roll Call Vote: Deehr, Gruett, Moehn, Schoenborn, Loose, Kragh, and Seipel all cast Aye votes. 7 – 0 motion carried.
3. Approve/Deny - Resolution # 1870 - Providing for the Sale of Not to Exceed \$3,565,000 Taxable General Obligation Community Development Bonds, Series 2021A. Resolution authorizing the issuance of the bond to the public market. Motion by Deehr, seconded by Loose to approve Resolution # 1870 and wave the reading. Roll Call Vote: Deehr, Gruett, Moehn, Schoenborn, Loose, Kragh, and Seipel all cast Aye votes. 7 – 0 motion carried.
4. Approve/Deny – Planning Commission Recommendation – Conditional Use Permit – Home Occupation – Jeana Hennen – 505 Doug Street – (FFL) Federal Firearms License - Hennen explained to the council that in order to secure an FFL (Federal Firearms License) a dealer needs to secure an LLC with the state. By city code, to work out of the home, a conditional use permit for home occupation must be obtained. While married, Jeana is the only registered name on the house, so she is the applicant for the home occupation while Josh will be the applicant for the FFL. Hennen went on to explain that this will not be a storefront and will not be a full-time position. Extensive background check and interview will be conducted to secure the FFL with the state. Hennen would apply for a Type 7 – Basic which allows for procurement and sales as well as add-ons and gunsmithing. Hennen informed the council that he owns a 60-gun safe, and that rarely inventory will be kept on-site. By statute, all residents within 200 feet of the residence were notified. Motion by Deehr, seconded by Schoenborn to approve the conditional use permit for a home occupation for Jeana Hennen at 505 Doug Street. Roll Call Vote: Deehr, Gruett, Moehn, Schoenborn, and Seipel cast aye votes. Loose and Kragh cast Nay votes. 5 – 2 motion carried.
5. Approve/Deny Ordinance # 1188 – Amending Chapter 1- Ward Boundaries – After the 2020 census was completed, municipalities need to realign wards and districts to balance changing populations. The city ward map was completed with the help of Calumet County planners. The new map and ward boundaries were revealed to the council which showed minimal changes and aligned with the county supervisor plan. Discussion ensued as to why the City of Chilton has 5 wards and 4 aldermanic districts. Motion by Loose, seconded by Seipel to approve Ordinance # 1189 and wave the reading. Roll Call Vote: Deehr, Gruett, Moehn, Schoenborn, Loose, Kragh, and Seipel all cast Aye votes. 7 – 0 motion carried.
6. Approve/Deny Ordinance # 1189 – Amending Chapter 1 - Aldermanic Districts – Ordinance #1189 can only be introduced and not acted upon because it requires a class two notice to be posted after the ward plan is approved by council. The action will commence at the November 16, 2021, council meeting. Motion by Gruett, seconded by Loose to Introduce Ordinance # 1189 – Amending Chapter 1 – Aldermanic Districts in the City of Chilton.
7. Motion to Approve/Deny Habitat for Humanity - RTB (Rock the Block) 2023 -\$5,000.00 commitment from city. Administrator DeTroye explained to the council that the Habitat for Humanity organization approached the city in August with the opportunity to conduct a Rock the Block (RTB) rehabilitation in 2023. A RTB utilizes volunteers and gracious donations to coordinate efforts to rehab, fix, revitalize areas within cities that are in disrepair, or to help homeowners and municipalities revitalize areas that are showing blight. The city of Chilton verbally gave acceptance to the program, and the members of their leadership team went back for further review and an offer and timeline were presented back to the city recently. A financial commitment of \$5,000.00 is required by the city to put the process in motion. This approval would allow Habitat for Humanity to commence planning for the 2023 program. Planning will start early in 2022. Motion by Deehr, seconded by Loose to appropriate \$5,000.00 in the 2023 budget for participation in the Habitat for Humanity Rock the Block program. Roll Call Vote: Deehr, Gruett, Moehn, Schoenborn, Loose, Kragh, and Seipel all cast Aye votes. 7 – 0 motion carried.

Communication:

1. Housing Authority Agenda & Minutes were distributed.
2. Library Agenda & Minutes were distributed.

Adjournment: Motion by Loose, seconded by Deehr to adjourn at 7:27pm.
Unanimous voice vote and carried to approve.

Meeting Minutes Prepared by:
David DeTroye
City Administrator/Clerk/Treasurer